



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

15 Pipers Lane, Godmanchester, Cambridgeshire. PE29 2JN

Asking Price  
£155,000

Located on Pipers Lane in the old part of Godmanchester this end terraced house is a short walk to the town's amenities. It offers an entrance hall, a lounge/dining room, a kitchen, downstairs cloakroom, three bedrooms and a bathroom. There are gardens to the front and rear and a garage.

### **Full description:**

A storm porch provides shelter. The front door has a glazed side panel and leads into:

#### **Entrance Hall**

Stairs lead to the first floor, door to the lounge/dining room, hooks to hang coats and a radiator.

**Lounge/Dining Room** (L-shaped room) 4.65m (15' 3) max x 6.95m (22' 9) max

Window to the front, door leading into the kitchen, wood effect laminate flooring, two radiators, fireplace with inset coal effect gas fire, door to understairs storage cupboard and a door to the rear lobby.

#### **Rear Lobby & Cloakroom**

Hooks to hang coats, a door with glazed panel leading to the rear garden and a sliding door to the cloakroom which has a window to the rear, a WC and a wash hand basin.

**Kitchen - 2.70m (8' 10) x 3.12m (10' 3)**

Range of wooden base, wall and draw units with worktop and tiled splash backs. Stainless steel sink and drainer unit with mixer tap, window overlooking the garden, radiator, shelving to one wall, space for fridge/freezer, plumbing for washing machine, electric cooker point and a door with glazed panel leading out to the rear garden.

#### **First Floor Landing**

Doors lead to bedrooms, bathroom, shelved airing cupboard, access to the loft space and wall mounted gas combination boiler.

**Bedroom One - 3.43m (11' 3) x 3.24m (10' 8)**

Window to the front and radiator.

**Bedroom Two - 3.43m (11' 3) x 3.48m (11' 5)**

Window to the rear and radiator.

**Bedroom Three - 2.27m (7' 5) x 2.13m (7' 0)**

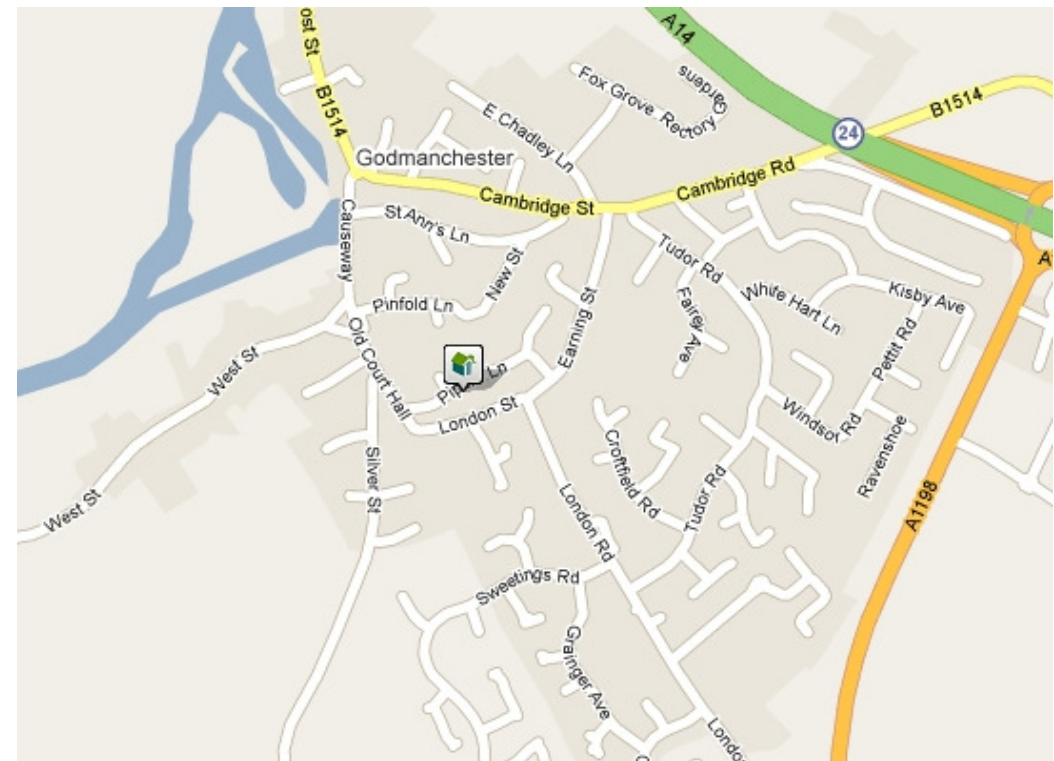
Window to the front and radiator.

#### **Bathroom**

Frosted window to the rear, bath with independent electric shower over, tiled surrounds, was hand basin, WC and radiator.

#### **Outside**

To the front of the house is a lawned front garden with hedgerow borders. To the side is a driveway that leads up to the garage. To the rear from the garage area is gated access to the south facing rear garden measuring approx. 20' x 16' which is lawned with flower borders.



**For additional information or to view please call Phillip on 01480 434290.**